



SENT TO COUNCIL:

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by Council Liaison's Office

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL**FROM:** Leslye Corsiglia**SUBJECT:** SEE BELOW**DATE:** May 22, 2003

Approved

Date

5.28.03

COUNCIL DISTRICT: City-wide

INFORMATION

SUBJECT: QUARTERLY REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM

This report covers activity in the Housing Rehabilitation Program for the third quarter (January 1, 2003 through March 31, 2003) of the 2002-03 Fiscal Year. The Housing Rehabilitation Program provides loans and grants and construction oversight to extend the useful life of affordable housing, including single-family homes, mobilehomes and multi-family homes. The Department also administers the Strong Neighborhoods Exterior Grant Program and the Hensley Historic District Rehab Program for residential rehabilitation in the Strong Neighborhoods Initiative (SNI) Redevelopment Project Areas.

Highlights and Accomplishments

Significant actions completed during the third quarter of FY 2002-03 include:

- Since mid-January, due to the State Budget crisis and the fiscal uncertainties associated with Redevelopment funding, the Department has only processed applications for new emergency work. During the entire third quarter, a total of 45 grants/loans were processed, including 24 emergency repair projects.
- Through the end of the third quarter, a total of 271 rehab projects (289 units) city-wide were completed, with an additional 212 rehab projects under construction, including 46 mobilehomes. (See Attachment I)
- Since the inception of the SNI Exterior Grant Program in 2002, the Housing Department has approved a total of 185 applications for Exterior Grants. Based on current anticipated funding from the Redevelopment Agency, the Department is proceeding with 85 of the 185 SNI projects at this time, for a total of \$1.95 million in 80% Agency funds. In addition to the remaining 100 approved applications, there are 401 SNI Exterior Grant Program applications currently on hold.

May 22, 2003

Subject: Housing Rehabilitation Program Quarterly Report

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- Attachment II shows SNI rehabilitation and paint projects in SNI neighborhoods that identified housing rehab as a top-ten need through March 31, 2003. In these nine communities, there are 127 projects approved, for \$3.9 million, of which 76 are currently under construction and 18 completed. In addition, 85 paint projects for \$264,000 were completed during this period.

Quarterly Reports

The following reports are included in this document:

- **Housing Rehabilitation Program Production** – Reports on activity in the Housing Rehabilitation programs through the third quarter of 2002-03. The report includes data on loan approvals, completions, and grant awards undertaken during the three quarters of the fiscal year.
- **Rehabilitation Program Activity in Select SNI Areas** – Reports on all rehabilitation activity in the SNI areas where housing rehabilitation is a “top ten” priority in the neighborhood improvement plan.

During this uncertain financial period, and per the “Final SNI Policy Document” approved by the City Council, Housing Department staff continues to attend community meetings in order to provide periodic updates to our customers on the status of our rehabilitation programs. In addition, staff continues to be actively involved with SNI staff from the City and the Redevelopment Agency as we develop the appropriate strategies to meet the needs of our residents during this transitional period.


LESLIE CORSIGLIA
Director of Housing

Attachments

HOUSING REHABILITATION PROGRAM PRODUCTION

As of 03/31/2003

(ATTACHMENT I)

2002-2003

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals	1998-99	1999-00	2000-01	2001-02
Number of Loans/Grants Approved	168	244	45		457	416	231	352	412
Deferred Loans	3	9	2		14	27	55	107	17
Amortized Loans	2	0	0		2	14	10	13	5
Grants/Conventional Homes	109	156	32		297	148	22	0	188
Grants/Mobilehomes	53	80	11		144	227	144	232	202
Units in Approved Loans/Grants	169	278	45		492	476	232	357	418
Dollar Amount in Approved Loans/Grants	\$2,910,030	\$3,434,065	\$1,496,720		\$7,840,815	\$5,605,483	\$3,243,158	\$7,431,422	\$6,388,961
Number of Projects Completed*	85	90	96		271	303	281	170	324
Units in Completed Projects	88	90	111		289	310	287	243	327
Number of Applications Cancelled	26	18	41		85	103	65	107	93
Units in Cancelled Applications	26	18	41		85	110	65	108	107
Paint Grants Approved	192	148	137		477	892	868	720	721
Units in Paint Grants	207	159	150		516	1167	1,076	785	1,021
Dollar Amount in Paint Grants**	\$555,887	\$418,514	\$1,354,481		\$2,328,882	\$1,786,740	\$1,784,191	\$1,398,290	\$2,099,069

*Does not include 47 completed rehabilitation projects that are awaiting SNI Exterior Grant funding.

**The "Dollar Amount in Paint Grants" includes paint grants awarded in combination with a rehabilitation loan or grant. This amount is not included in the "Dollar Amount of Approved Loans/Grants".

Rehabilitation Program Activity in Select SNI Areas

7/1/2002 thru 3/31/03

(ATTACHMENT II)

SNI AREA*	Council District	# Appr. Proj.	Projects Under Const.**	Projects 100% Complete	\$ Appr. Projects	Paint Projects Comp.	\$ Appr. Paint	Total Funds Approved
Blackford	1	6	5	0	\$240,000	1	\$5,900	\$245,900
Burbank/DelMonte	6	6	0	0	\$157,500	3	\$12,125	\$169,625
E.Valley/680 Comm.	5	33	28	9	\$945,000	17	\$37,128	\$982,128
Five Wounds/Brook.	3 & 5	5	0	0	\$172,000	14	\$48,973	\$220,973
Greater Gardner	3 & 6	4	4	0	\$140,500	5	\$17,552	\$158,052
Hoffman/ViaMonte	10	22	2	0	\$595,000	2	\$6,875	\$601,875
KONA	7 & 8	13	16	2	\$502,135	12	\$28,907	\$531,042
Thirteenth St.	3	32	16	7	\$952,500	27	\$96,322	\$1,048,822
Winchester	1 & 6	6	5	0	\$217,900	4	\$9,774	\$227,674
TOTAL		127	76	18	\$3,922,535	85	\$263,556	\$4,186,091

* These SNI Areas have identified residential exterior improvement and/or housing rehabilitation as a "Top Ten" in their Neighborhood Plan. All Programs have been on hold since 1/17/03 with exception of health and safety emergency repairs.

** Includes projects under construction prior to 7/1/2002.